

Fill in this information to identify your case:

United States Bankruptcy Court for the:

EASTERN DISTRICT OF NORTH CAROLINA

Case number (if known)

Chapter

11☐ Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

4/16

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name River Landing Center, LLC

2. All other names debtor used in the last 8 years

Include any assumed names, trade names and *doing business as* names

FDBA SEE ATTACHED EXHIBIT "A"

3. Debtor's federal Employer Identification Number (EIN) 27-4396136

4. Debtor's address

Principal place of business

Mailing address, if different from principal place of business

3400 Walsh Parkway
Fayetteville, NC 28311

Number, Street, City, State & ZIP Code

P.O. Box, Number, Street, City, State & ZIP Code

Cumberland
County

Location of principal assets, if different from principal place of business

Number, Street, City, State & ZIP Code

5. Debtor's website (URL) _____

6. Type of debtor

☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))

☐ Partnership (excluding LLP)

☐ Other. Specify: _____

Debtor **River Landing Center, LLC**
Name

Case number (if known)

7. Describe debtor's business

A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
- ☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- ☐ Railroad (as defined in 11 U.S.C. § 101(44))
- ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
- ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
- ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
- ☒ None of the above

B. Check all that apply

- ☐ Tax-exempt entity (as described in 26 U.S.C. §501)
- ☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- ☐ Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.
See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

8. Under which chapter of the Bankruptcy Code is the debtor filing?

Check one:

- ☐ Chapter 7
- ☐ Chapter 9

☒ Chapter 11. Check all that apply:

- ☐ Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,566,050 (amount subject to adjustment on 4/01/19 and every 3 years after that).
- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**

- ☒ No.
- ☐ Yes.

If more than 2 cases, attach a separate list.

District _____	When _____	Case number _____
District _____	When _____	Case number _____

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

- ☒ No
- ☐ Yes.

List all cases. If more than 1, attach a separate list

Debtor _____	Relationship _____
District _____	When _____ Case number, if known _____

Debtor **River Landing Center, LLC**
Name

Case number (if known)

11. Why is the case filed in this district?*Check all that apply:*

- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?☒ No☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.**Why does the property need immediate attention?** (*Check all that apply.*)☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? _____

☐ It needs to be physically secured or protected from the weather.☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).☐ Other _____**Where is the property?** _____

Number, Street, City, State & ZIP Code

Is the property insured?☐ No☐ Yes. Insurance agency _____

Contact name _____

Phone _____

Statistical and administrative information**13. Debtor's estimation of available funds***Check one:*

- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors☒ 1-49☐ 50-99☐ 100-199☐ 200-999☐ 1,000-5,000☐ 5001-10,000☐ 10,001-25,000☐ 25,001-50,000☐ 50,001-100,000☐ More than 100,000**15. Estimated Assets**☐ \$0 - \$50,000☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☐ \$500,001 - \$1 million☐ \$1,000,001 - \$10 million☒ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion**16. Estimated liabilities**☐ \$0 - \$50,000☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☐ \$500,001 - \$1 million☐ \$1,000,001 - \$10 million☒ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion

Debtor

River Landing Center, LLC

Name

Case number (if known)

Request for Relief, Declaration, and Signatures

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature
of authorized
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **March 8, 2017**

MM / DD / YYYY

X /s/ Kenneth C. Praschan

Signature of authorized representative of debtor

Kenneth C. Praschan

Printed name

Title **Manager**

18. Signature of attorney

X /s/ George Mason Oliver

Signature of attorney for debtor

Date **March 8, 2017**

MM / DD / YYYY

George Mason Oliver

Printed name

The Law Offices of

Firm name

Oliver & Cheek, PLLC

PO Box 1548

New Bern, NC 28563

Number, Street, City, State & ZIP Code

Contact phone **252-633-1930**

Email address

26587

Bar number and State

EXHIBIT "A"

Company Names	Address	Tax ID
Cornerstone Development Group of Fayetteville, Inc.	3400 Walsh Parkway, Fayetteville, NC 28311	81-2147778
Cornerstone Commercial Properties, Inc.	3400 Walsh Parkway, Fayetteville, NC 28311	81-2284126
Liberty Hills, Inc.	3400 Walsh Parkway, Fayetteville, NC 28311	81-2443788
Lexington Woods, Inc.	3400 Walsh Parkway, Fayetteville, NC 28311	81-2457322
River Glen at the Cape Fear, Inc.	3400 Walsh Parkway, Fayetteville, NC 28311	81-2477723

Fill in this information to identify the case:Debtor name River Landing Center, LLCUnited States Bankruptcy Court for the: EASTERN DISTRICT OF NORTH CAROLINA

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☐ *Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- ☐ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☐ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☐ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☐ *Schedule H: Codebtors* (Official Form 206H)
- ☐ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☐ *Amended Schedule*
- ☒ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☐ Other document that requires a declaration _____

I declare under penalty of perjury that the foregoing is true and correct.

Executed on March 8, 2017**X /s/ Kenneth C. Praschan**

Signature of individual signing on behalf of debtor

Kenneth C. Praschan

Printed name

Manager

Position or relationship to debtor

Fill in this information to identify the case:

Debtor name **River Landing Center, LLC**
 United States Bankruptcy Court for the: **EASTERN DISTRICT OF NORTH CAROLINA**
 Case number (if known): _____

☐ Check if this is an
 amended filing

Official Form 204
Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders
12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Advanced Mission Systems Attn: Manager or Agent 3120 Whitehall Park Dr Charlotte, NC 28273		Deposit				\$3,709.00
Gardner Altman PO Box 234 White Oak, NC 28399-0234						\$21,875.00
American State Utility Service Attn: Manager or Agent 630 E Foothill Blvd San Dimas, CA 91773		Deposit				\$2,000.00
Bosh Global Services Attn: Manager or Agent One Bayport Way Ste250 Newport News, VA 23606		Deposit				\$6,530.85
City of Fayetteville Attn: Manager or Agent 433 Hay Street Fayetteville, NC 28311						\$826,142.00
City of Fayetteville Attn: Manager or Agent PO Box 1513 Fayetteville, NC 28302			Contingent Unliquidated Disputed			\$168,610.00

Debtor **River Landing Center, LLC**
Name

Case number (if known)

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Cumberland County Tax Attn: Manager or Agent 117 Dick St #530 Fayetteville, NC 28301						\$137,015.90
Cyberspace Solutions, LLC Attn: Manager or Agent 12015 Lee Jackson Hwy Ste400 Fairfax, VA 22033		Deposit				\$3,607.00
ELBIT Systems of America Attn: Manager or Agent 4700 Marine Creek Parkway Fort Worth, TX 76179		Deposit				\$600.00
FDR, Inc. Attn: Manager or Agent 3400 Walsh Parkway Fayetteville, NC 28311		Deposit				\$1,035.00
First Citizens Bank Attn: Manager or Agent PO Box 1580 Roanoke, VA 24007-1580						\$2,507.73
Grant-Murray Real Estate Attn: Manager or Agent 150 N McPherson Church Rd SteA Fayetteville, NC 28303		Lease Commission				\$20,789.44
H4 Enterprises, LLC Attn: Manager or Agent 221 W Dove Ridge Spring Lake, NC 28390		Deposit				\$2,000.00

Debtor **River Landing Center, LLC**
Name

Case number (if known)

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Lucas Moore Realty, Inc. Attn: Manager or Agent 3400 Walsh Parkway Ste 118 Fayetteville, NC 28311		Deposit				\$700.00
Maroon Security Group, LLC Attn: Manager or Agent 3400 Walsh Parkway, Suite 218 Fayetteville, NC 28311						\$450.00
Moorman, Kizer & Reitzel Attn: Manager or Agent 115 Broadfoot Ave #1 Fayetteville, NC 28305						\$49,161.42
NorFront Security Group, LLC Attn: Manager or Agent 3400 Walsh Parkway, Suite 220 Fayetteville, NC 28311						\$400.00
Rice Security & Consulting, LLC Attn: Manager or Agent 3400 Walsh Parkway, Suite 219 Fayetteville, NC 28311						\$450.00
South River Electric Membership Attn: Manager or Agent 17494 US 421 South Dunn, NC 28335		Irrevocable Letter of Credit				\$124,466.00
Swearingen Realty Group LLC Attn: Manager or Agent 5950 Berkshire Lane Ste 500 Dallas, TX 75225		Lease Commission				\$13,858.95

Debtor **River Landing Center, LLC**
Name

Case number (if known)

**United States Bankruptcy Court
Eastern District of North Carolina**

In re **River Landing Center, LLC**

Debtor(s)

Case No.

Chapter

11

VERIFICATION OF CREDITOR MATRIX

I, the Manager of the corporation named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: **March 8, 2017**

/s/ Kenneth C. Praschan

Kenneth C. Praschan/Manager

Signer/Title

RIVER LANDING CENTER, LLC
3400 WALSH PARKWAY
FAYETTEVILLE, NC 28311

GEORGE MASON OLIVER
THE LAW OFFICES OF
OLIVER & CHEEK, PLLC
PO BOX 1548
NEW BERN, NC 28563

SECRETARY OF TREASURY
ATTN: MANAGING AGENT
1500 PENNSYLVANIA AVE NW
WASHINGTON, DC 20220

UNITED STATES ATTORNEY
310 NEW BERN AVENUE
FEDERAL BLDG SUITE 800
RALEIGH, NC 27601-1461

US SECURITIES & EXCHANGE
ATTN: MANAGER OR AGENT
950 E. PACES FERRY RD., NE STE 900
ATLANTA, GA 30326-1382

NC DEPT OF REVENUE
ATTN: A. FOUNTAIN
PO BOX 1168
RALEIGH, NC 27602-1168

INTERNAL REVENUE SERVICE
ATTN: MANAGER OR AGENT
PO BOX 7346
PHILADELPHIA, PA 19101-7346

ADVANCED MISSION SYSTEMS
ATTN: MANAGER OR AGENT
3120 WHITEHALL PARK DR
CHARLOTTE, NC 28273

GARDNER ALTMAN
PO BOX 234
WHITE OAK, NC 28399-0234

AMERICAN STATE UTILITY SERVICE
ATTN: MANAGER OR AGENT
630 E FOOTHILL BLVD
SAN DIMAS, CA 91773

BLACK RIVER CONSTRUCTION, LLC
ATTN: MANAGER OR AGENT
3400 WALSH PARKWAY
FAYETTEVILLE, NC 28311

BOSH GLOBAL SERVICES
ATTN: MANAGER OR AGENT
ONE BAYPORT WAY STE250
NEWPORT NEWS, VA 23606

BROKEN-ARROW, LLC
ATTN: MANAGER OR AGENT
4112 BENT GRASS DRIVE
FAYETTEVILLE, NC 28312

CAPE FEAR HOME CARE
ATTN: MANAGER OR AGENT
901 HUGH WALLIS RD S
LAFAYETTE, LA 70508

CHRISTI LOWE PRODUCTIONS
ATTN: MANAGER OR AGENT
3400 WALSH PARKWAY, STE333
FAYETTEVILLE, NC 28311

CITY OF FAYETTEVILLE
ATTN: MANAGER OR AGENT
433 HAY STREET
FAYETTEVILLE, NC 28311

CITY OF FAYETTEVILLE
ATTN: MANAGER OR AGENT
PO BOX 1513
FAYETTEVILLE, NC 28302

CUMBERLAND COUNTY TAX
ATTN: MANAGER OR AGENT
117 DICK ST #530
FAYETTEVILLE, NC 28301

CUMBERLAND COUNTY TAX
ATTN: MANAGER OR AGENT
P.O. BOX 449
FAYETTEVILLE, NC 28302-0449

CYBERSPACE SOLUTIONS, LLC
ATTN: MANAGER OR AGENT
12015 LEE JACKSON HWY STE400
FAIRFAX, VA 22033

JOE EDWARDS, JOEL HARMON
ATTORNEY FRONTIER STATE BA
324 N ROBINSON AVE STE100
OKLAHOMA CITY, OK 73102

ELBIT SYSTEMS OF AMERICA
ATTN: MANAGER OR AGENT
4700 MARINE CREEK PARKWAY
FORT WORTH, TX 76179

FDR, INC.
ATTN: MANAGER OR AGENT
3400 WALSH PARKWAY
FAYETTEVILLE, NC 28311

FIRST CITIZENS BANK
ATTN: MANAGER OR AGENT
PO BOX 1580
ROANOKE, VA 24007-1580

FRONTIER STATE BANK
ATTN: OFFICER, MG AGT OR AGENT
5100 SOUTH I-35
OKLAHOMA CITY, OK 73143

GRANT-MURRAY REAL ESTATE
ATTN: MANAGER OR AGENT
150 N MCPHERSON CHURCH RD STEA
FAYETTEVILLE, NC 28303

GRANT-MURRAY REAL ESTATE
ATTN: MANAGER OR AGENT
505 WEST RUSSELL ST
FAYETTEVILLE, NC 28301

H4 ENTERPRISES, LLC
ATTN: MANAGER OR AGENT
221 W DOVE RIDGE
SPRING LAKE, NC 28390

LAFAYETTE FORD LINCOLN
ATTN: MANAGER OR AGENT
5202 RAEFORD ROAD
FAYETTEVILLE, NC 28304

LUCAS MOORE REALTY, INC.
ATTN: MANAGER OR AGENT
3400 WALSH PARKWAY STE 118
FAYETTEVILLE, NC 28311

MAROON SECURITY GROUP, LLC
ATTN: MANAGER OR AGENT
3400 WALSH PARKWAY, SUITE 218
FAYETTEVILLE, NC 28311

MOORMAN, KIZER & REITZEL
ATTN: MANAGER OR AGENT
115 BROADFOOT AVE #1
FAYETTEVILLE, NC 28305

NORFRONT SECURITY GROUP, LL
ATTN: MANAGER OR AGENT
3400 WALSH PARKWAY, SUITE 2
FAYETTEVILLE, NC 28311

RICE SECURITY & CONSULTING, LLC
ATTN: MANAGER OR AGENT
3400 WALSH PARKWAY, SUITE 219
FAYETTEVILLE, NC 28311

SOUTH RIVER ELECTRIC MEMBERSHIP
ATTN: MANAGER OR AGENT
17494 US 421 SOUTH
DUNN, NC 28335

WEARINGEN REALTY GROUP L
ATTN: MANAGER OR AGENT
5950 BERKSHIRE LANE STE 500
DALLAS, TX 75225

THE LOGISTICS COMPANY, INC.
ATTN: MANAGER OR AGENT
3400 WALSH PARKWAY
FAYETTEVILLE, NC 28311

LAWRENCE H. WALSH
3400 WALSH PARKWAY
FAYETTEVILLE, NC 28311